

MIXED-USE COMMERCIAL FOR SALE

1107 & 1111 Highway 2

Mixed-Use Commercial - For Sale

1107 & 1111 Nova Scotia 2, Lantz, NS B2S 1M9

kww COMMERCIAL
ADVISORS

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1107 & 1111 NOVA SCOTIA 2

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SECTION I PROPERTY OVERVIEW

BUILDING 1 EXECUTIVE SUMMARY

1107 & 1111 NOVA SCOTIA 2



OFFERING SUMMARY

PROPERTY TYPE:	Commercial
PID #:	45291598
BUILDING SIZE:	8,373 SF Main Level 2,850 SF Walk-out Basement
CONSTRUCTION TYPE:	Wood Frame Construction Asphalt Shingle Roof
YEAR BUILT:	1963 Renovated in 2008
LOT SIZE:	20,622 SF
CEILINGS:	10'
LOADING:	8' x 4' Grade loading
HEATING & COOLING:	7.5 Ton & 3 Ton York HVAC Units (Ducted) Custom Lead extraction HVAC for shooting range
POWER:	120/ 208 Volt, 600 AMP 3 Phase Power
ASSESSED OWNER:	Hnatiuk's Hunting & Fishing Ltd.
ASSESSED VALUE:	\$626,200.00 (Commercial Taxable 2025)
LIST PRICE:	\$1,495,000

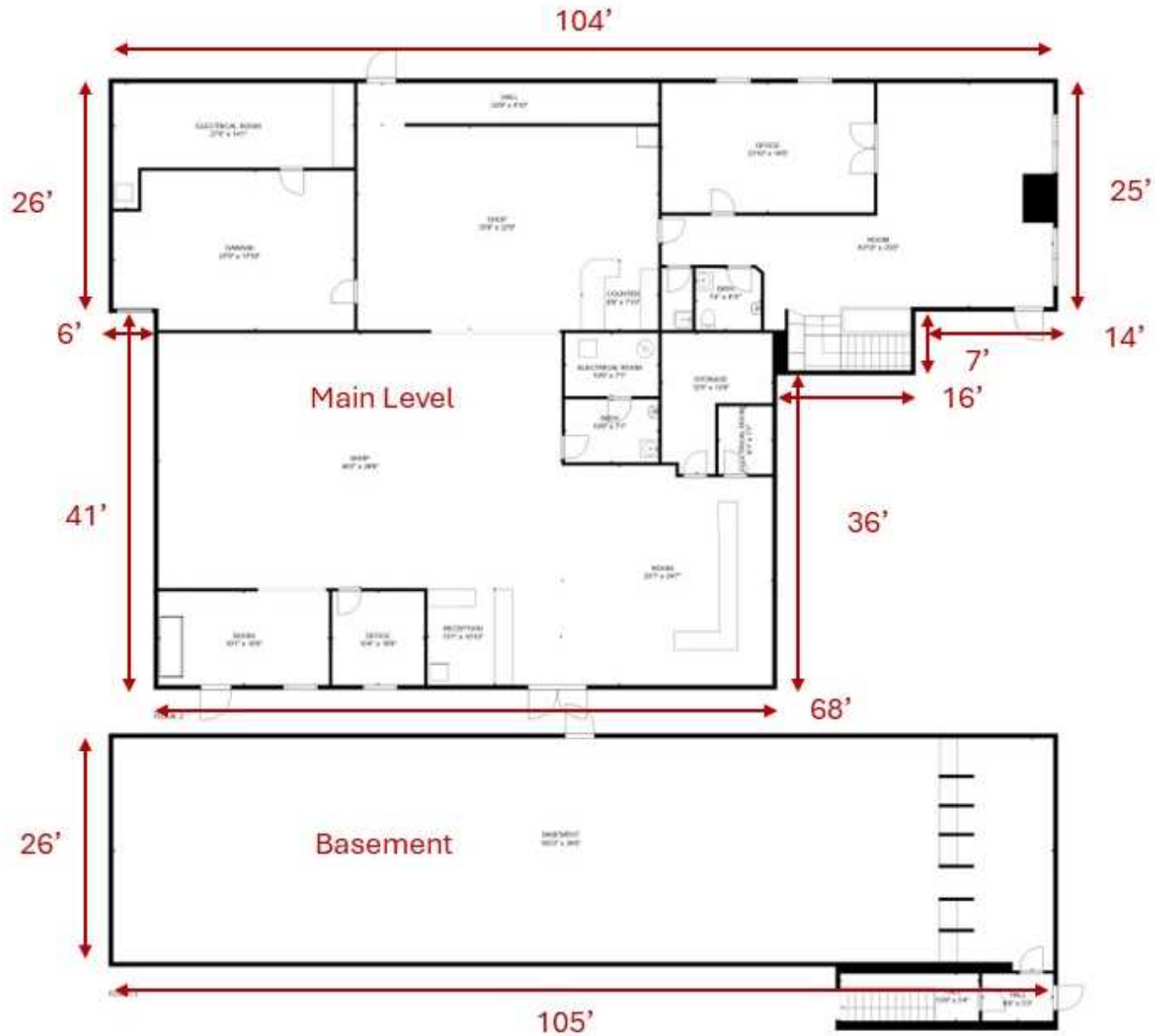
PROPERTY OVERVIEW

This industrial property offers versatile space across two buildings, ideal for a range of commercial and industrial uses, situated on a 31,772 SF lot. Building one includes a reception area, two large showroom spaces, a boardroom, private office, loading area, storage room, storage hall, two washrooms, an electrical room, and a mechanical/HVAC room. The walk-out basement is offers 2,730 SF (105' x 26') plus a 120 SF (24' x 5') section, providing ample space for operations and is currently configured as a shooting range.

This property presents a significant opportunity for multi-unit residential development. By subdividing the property into four lots, each with a minimum of 7,532 SF and 50' of frontage, up to 12 semi-detached units per lot could be developed, yielding a total of 48 units.

BUILDING 1 FLOOR PLAN

1107 & 1111 NOVA SCOTIA 2



BUILDING 2 EXECUTIVE SUMMARY

1107 & 1111 NOVA SCOTIA 2



OFFERING SUMMARY

PROPERTY TYPE:	Mixed-Use
PID #:	45086998
BUILDING SIZE:	2,068 SF
YEAR BUILT:	1949
CEILINGS:	8'
OCCUPANCY:	Residential unit occupied
LOT SIZE:	11,150 SF
POWER:	120/240 Volt 100 AMP Power
HEATING & COOLING:	Oil Fired forced air heat
ASSESSED OWNER:	Hnatiuk's Hunting & Fishing Ltd.
ASSESSED VALUE:	\$117,900.00 (Residential Taxable 2025) \$116,000.00 (Commercial Taxable 2025)
LIST PRICE:	\$1,495,000

PROPERTY OVERVIEW

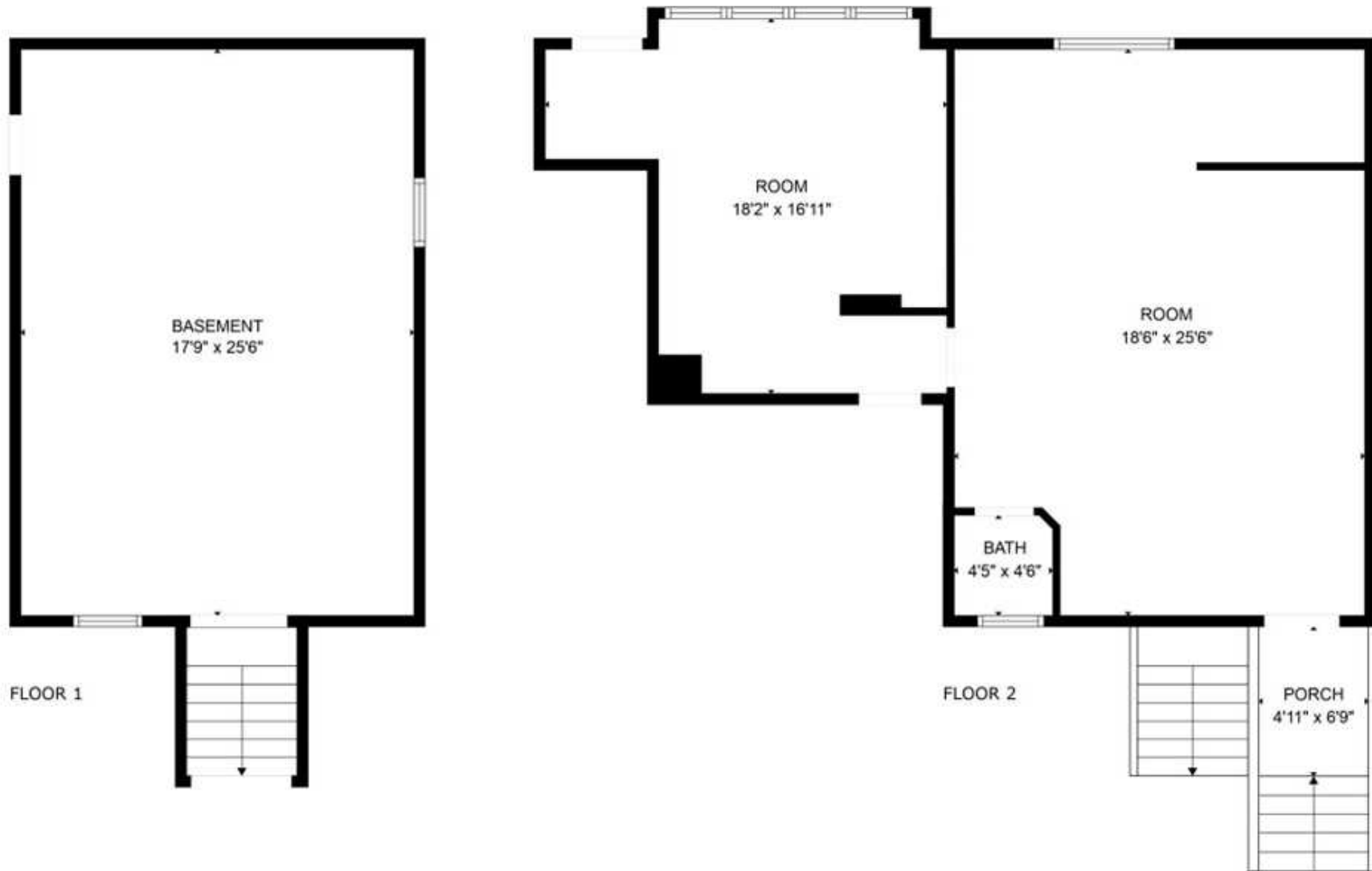
Building 2 is a mixed-use building offering 724 SF commercial space, 1,344 SF residential, + 459 SF unfinished basement. Combines commercial functionality with a 3-bedroom residential unit (currently occupied), offering flexibility for mixed-use needs.

LOCATION OVERVIEW

The subject property is located at 1107 & 1111 Highway 2, off the Lantz interchange via Exit 8A, this location provides seamless connectivity to key destinations. Local amenities, including shops, restaurants, and schools in nearby Elmsdale, are only a 5-minute drive (approximately 4 km). The Halifax Stanfield International Airport is a convenient 20-minute drive (about 22 km). Burnside, a major business hub, is roughly 25 minutes away (30 km), while vibrant downtown Halifax is just a 35-minute drive (40 km), offering easy access to city attractions, dining, and employment opportunities.

BUILDING 2 FLOOR PLAN

1107 & 1111 NOVA SCOTIA 2



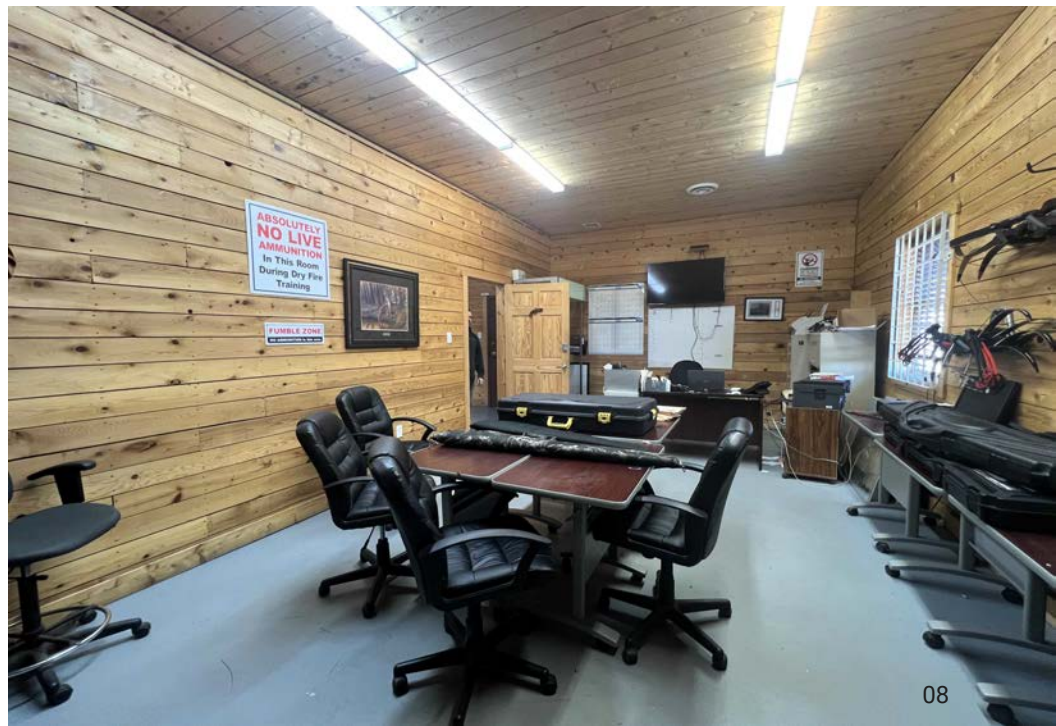
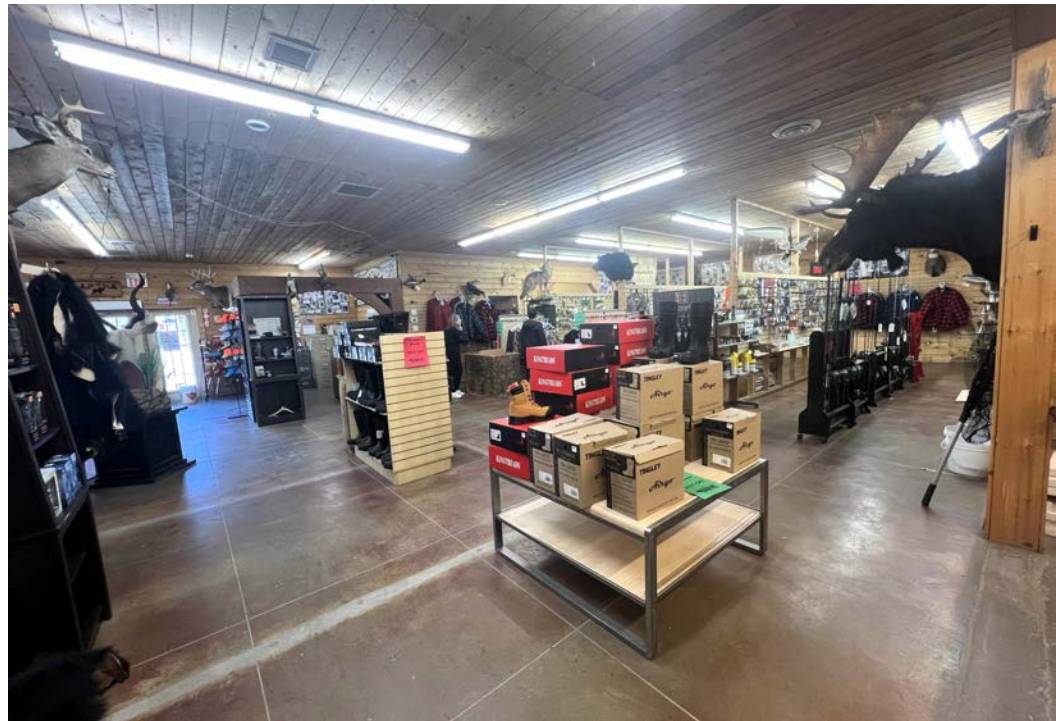
Commercial area only, excludes 3 bedroom residential

PROPERTY PHOTOS

1107 & 1111 NOVA SCOTIA 2

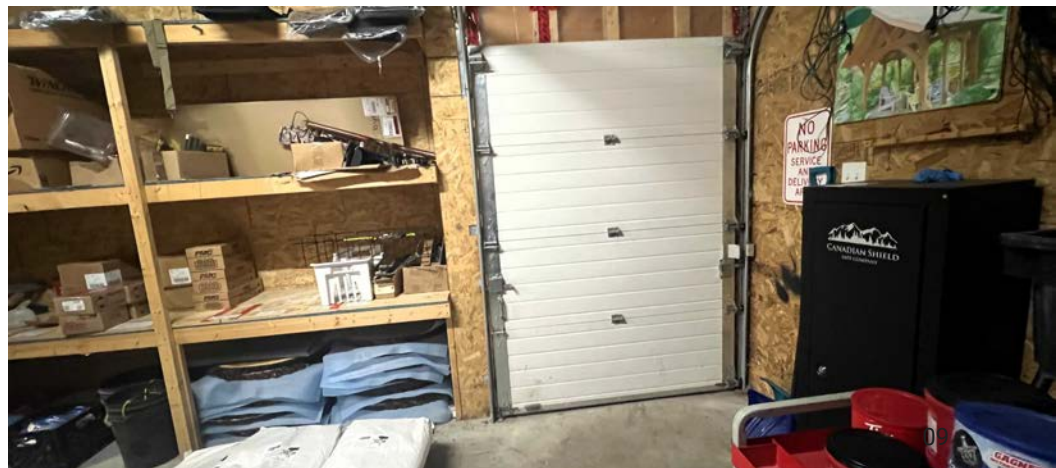
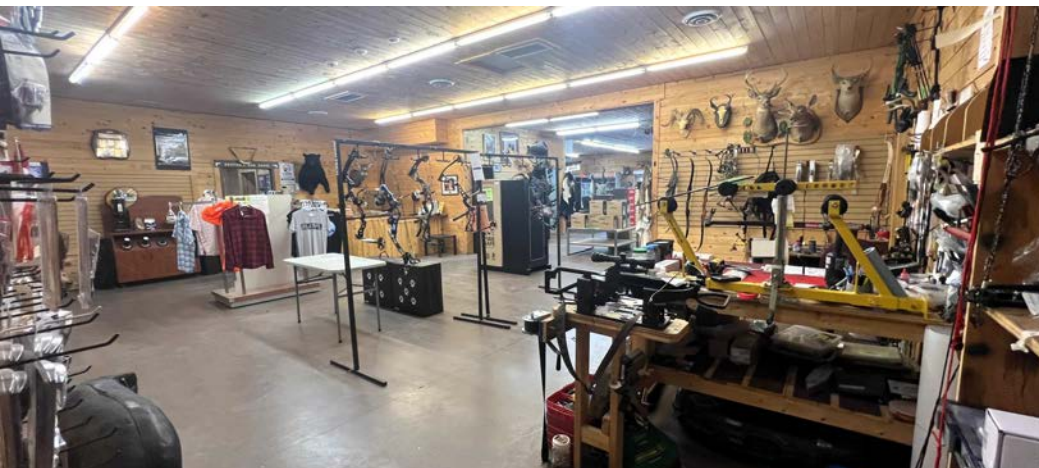


Building 1 (1111 Highway 2)



PROPERTY PHOTOS

1107 & 1111 NOVA SCOTIA 2



PROPERTY PHOTOS

1107 & 1111 NOVA SCOTIA 2



PROPERTY PHOTOS

1107 & 1111 NOVA SCOTIA 2



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1107 & 1111 NOVA SCOTIA 2



PROPERTY PHOTOS

1107 & 1111 NOVA SCOTIA 2



MULTI-UNIT POTENTIAL

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If 4 Lots are created with minimum 7,532 SF lot size and 50' of frontage, 12 units per lot, semi-detached, would allow 48 units, subject to site plan approval.

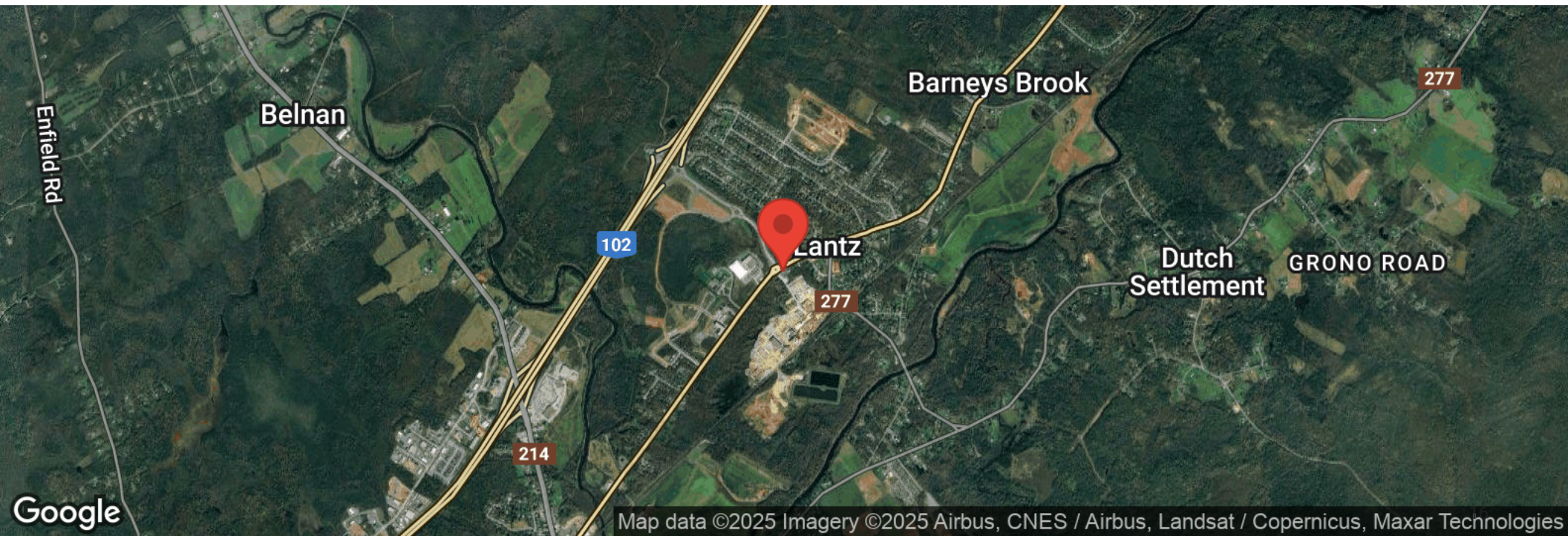
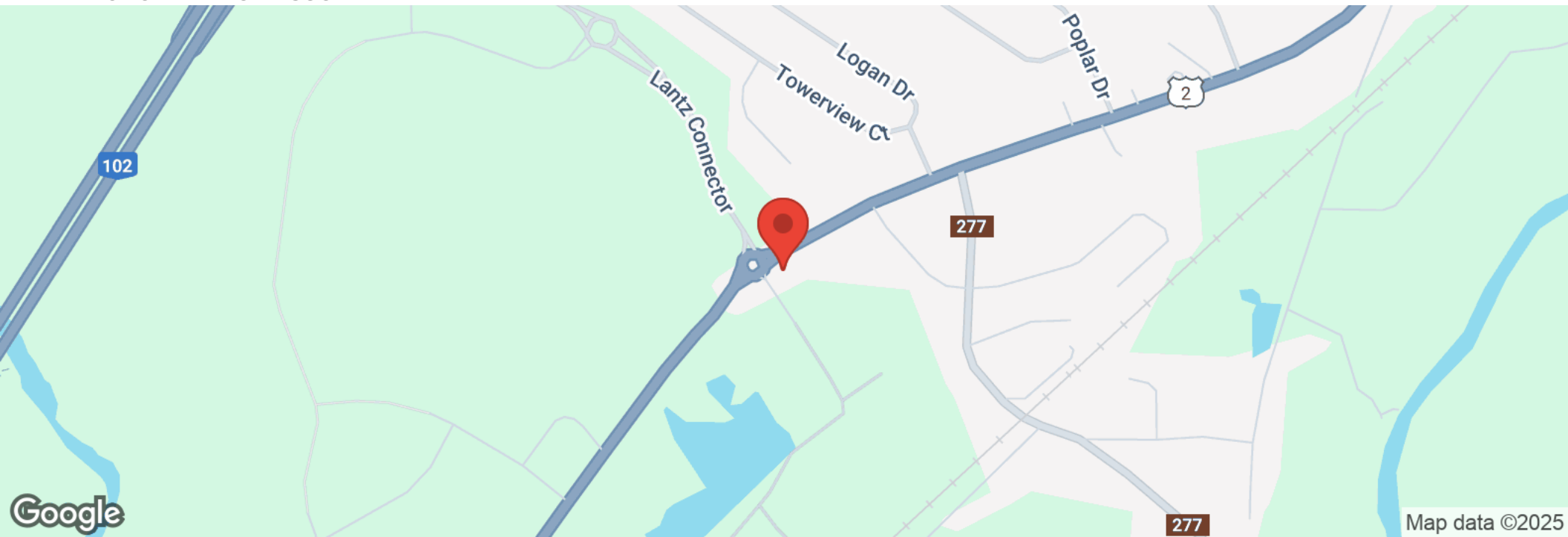




SECTION II LOCATION OVERVIEW

LOCATION MAPS

1107 & 1111 NOVA SCOTIA 2



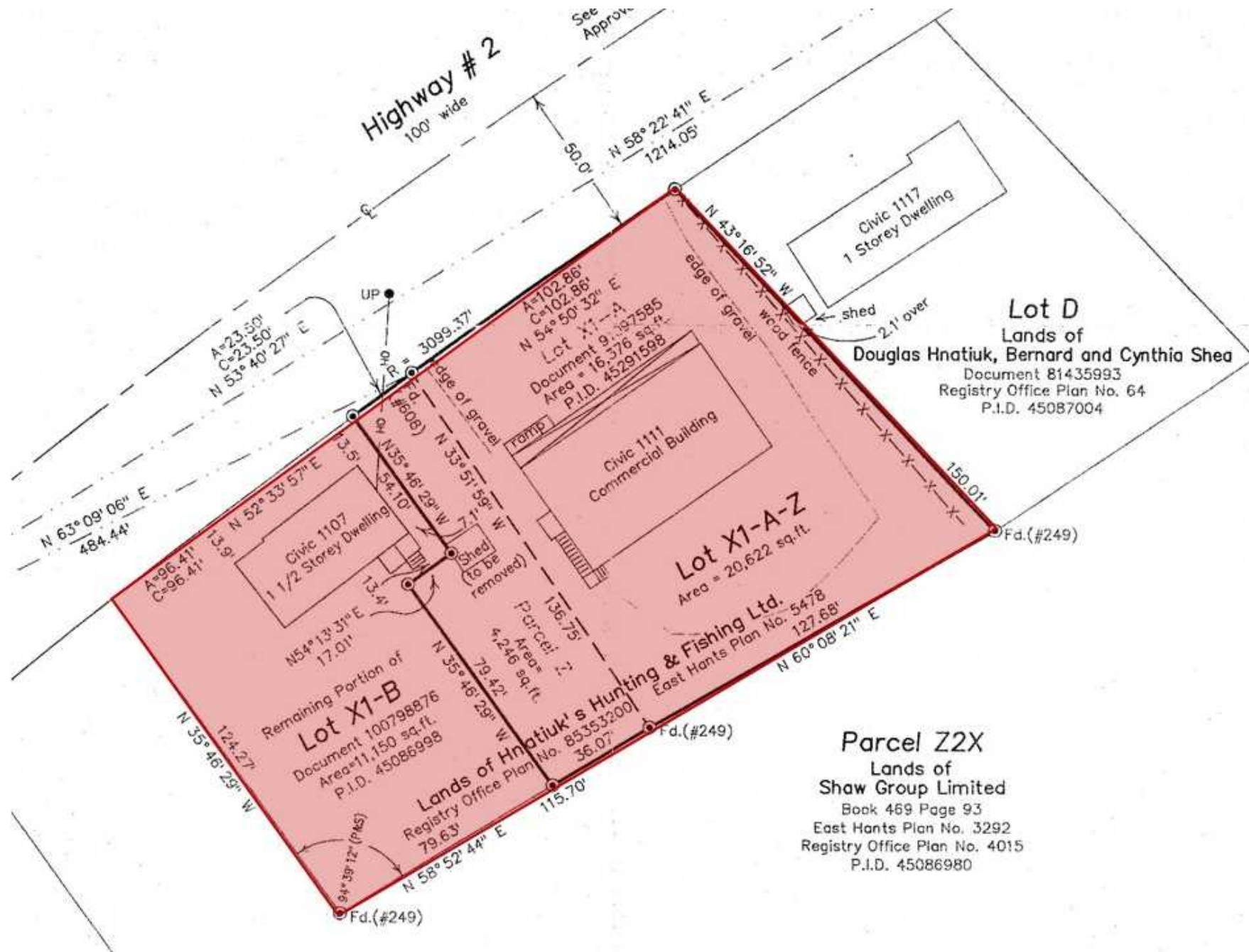
LOCAL LOCATION MAP

1107 & 1111 NOVA SCOTIA 2



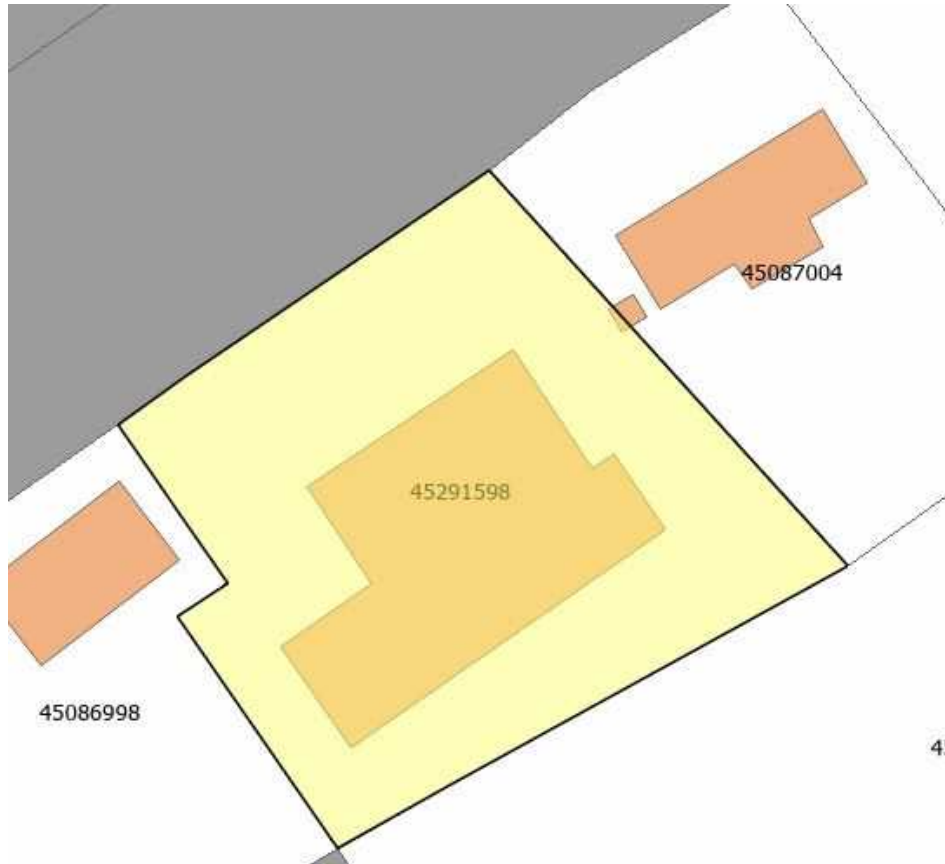
SITE PLAN

1107 & 1111 NOVA SCOTIA 2



PID MAPS

1107 & 1111 NOVA SCOTIA 2



Building 1 (1111 Highway 2): 45291598



Building 2 (1107 Highway 2): 45086998

ZONING INFORMATION: VC (VILLAGE CORE)

1107 & 1111 NOVA SCOTIA 2

PART 7: MIXED USE ZONES

7.1. Mixed Use Zones Permitted Uses

The table below summarizes the uses permitted in all Mixed Use Development Zones. For conditions associated with the uses, see the specific section referencing that zone.

- R2-T - Townhouse
- R3 - Multiple Unit Residential
- MC - Mixed Use Centre
- VC - Village Core
- WCDD - Walkable Comprehensive District Development

Uses	R2-T	R3	MC	VC	WCDD
Accommodations, Bed & Breakfast	-	P	P	SP	-
Accommodations, Employee	-	-	SP	-	-
Accommodations, General	-	-	SP	SP	-
Animal Hospitals & Veterinary Offices	-	-	SP	SP	-
Automobile Dealers & Rentals	-	-	-	-	-
Automobile Service Station	-	-	SP	DA	-
Automobile Vehicle Repair & Maintenance	-	-	SP	-	-
Bank & Financial Institutions	-	-	SP	SP	-
Brewery, Distillery & Winery	-	-	SP	SP	-
Business Support Services & Printing	C	C	SP	SP	-
Car Wash	-	-	-	-	-
Commercial Club	-	-	SP	-	-
Couriers & Messengers	-	-	SP	SP	-
Daycare, General	-	C	SP	SP	-
Daycare, Home-Based	C	C	SP	SP	-
Drinking Establishment open after 1 am	-	-	DA	DA	-
Drinking Establishment open until 1 am	-	-	SP	SP	-
Dwelling, Multiplex (Large)	-	SP	SP	-	-
Dwelling, Multiplex (Small)	C	SP	SP	-	-
Dwelling, Single Unit	-	-	-	C	-
Dwelling, Townhouse (Cluster)	SP	C	SP	-	-
Dwelling, Townhouse (On-Street)	SP	C	SP	-	-
Dwelling, Townhouse (Stacked)	SP	C	SP	-	-
Dwelling, Two Unit	C	C	-	C	-
Educational Services	-	-	SP	SP	-
Funeral Services	-	-	SP	SP	-
Gambling Industries	-	-	SP	-	-
Government Offices & Facilities	-	-	SP	SP	-
Health Care Services	SP	SP	SP	SP	-
Home-Based Business	C	C	C	C	-
Movie Theatre	-	-	SP	-	-

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LAND USE BYLAW - EAST HANTS OFFICIAL COMMUNITY PLAN

Uses	R2-T	R3	MC	VC	WCDD
Office & Professional Services	C	C	SP	SP	-
Personal Care Services	C	C	SP	SP	-
Recreation Facility, Indoor	C	C	SP	-	-
Repair & Maintenance	-	-	SP	-	-
Restaurant, Drive-Thru	-	-	DA	DA	-
Restaurant, Full & Limited Service	-	-	SP	SP	-
Restaurant, Take-Out	-	-	SP	SP	-
Retailers & Rental Services	-	C	SP	SP	-
Shopping Centre	-	-	SP	-	-
Social Enterprise	-	-	SP	SP	-
Special Care (Nursing Home)	SP	SP	SP	SP	-
Special Care (Residential Care Facility, Home for Special Care or Group Home)	SP	SP	SP	SP	-
Tradesperson & Craftsman Businesses & Offices	-	-	SP	SP	-
Urban Cottage Developments	SP	C	C	-	-
Institutional (IU) Zone Uses	-	-	DA	SP	-
Public buildings and places of worship that do not meet form-based zone requirements	-	-	-	DA	-
Open Space (OS) Zone Uses subject to the requirements of that zone	P	P	P	SP	-
Conversion of existing buildings into multiple unit residential buildings with 10 units or less	-	-	-	SP	-
Multiplex with a minimum of 8 dwelling units to a maximum of 12 dwelling units subject to the Form-Based Zone Requirements for the Village Core (VC) Zone	-	-	-	SP	-
Automobile detailing as a secondary use to the primary commercial or residential use of the property	-	-	-	SP	-
Mixed use buildings with commercial on the ground floor and up to a maximum of 12 dwelling units above the commercial use	-	-	-	SP	-
Conversion of a commercial building to a single or two unit residential dwelling in a structure that was originally constructed as a residential building	-	-	-	P	-
Lawfully Existing Uses	P	P	P	P	-

P - Permitted as-of-right through a development permit.
 SP - Permitted by site plan approval.
 DA - Permitted to apply to Council for a development agreement, note that other restrictions may apply.
 C - Conditionally permitted, discretionary approval may apply, view zone requirements.

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ZONING INFORMATION: VC (VILLAGE CORE)

1107 & 1111 NOVA SCOTIA 2

7.6. Village Core (VC) Zone

Section 7.2 General Provisions for All Mixed Use Zones is not applicable to the Village Core (VC) Zone.

7.6.1. Zone Requirements

In a VC Zone, no development permit shall be issued except in conformity with the following requirements:

	Sewer and Water or Sewer Only	On Site ¹
Minimum Lot Area	700 m ²	3,716 m ²
Minimum Lot Frontage	15 m	30 m
Minimum Side Yard	-	2 m
Minimum Rear Yard	-	6 m
Minimum Flankage Yard	5 m	6 m
Maximum Building Height	2.5 stories (3 stories are permitted if the third story is integrated into the roof design)	2.5 stories (3 stories are permitted if the third story is integrated into the roof design)
Maximum Commercial Floor Area for Single Use Commercial Building	400 m ²	400 m ²
Maximum Gross Floor Area	835 m ²	835 m ²
Bonus Zoning	Form-based Zone Requirements	-
Maximum Ground Floor Finish Level	0.3 m	0.3 m
Conditions		
¹ Nova Scotia Environment approval for on-site sewage disposal system is required.		

7.6.2. Flag Lots

New single unit dwellings or two unit dwellings are permitted to be constructed on a flag lot to the rear yard of an existing structure facing the "main" street.

7.6.3. Historical Preservation Incentive

If the Heritage Coordinator determines that the existing building on the subject lands has historical importance, the gross floor area of the building deemed to have historical importance shall not be counted towards the total gross floor area or commercial floor area of the site.

7.6.4. Development Agreements

The following uses shall be considered by development agreement in a VC Zone:

- VC uses beyond 400 m² of commercial floor area for single use commercial buildings.
- VC uses beyond 835 m² gross floor area.
- Multiplex uses beyond 12 dwelling units and up to a maximum of 20 dwelling units per 0.5 hectares.
- Automobile service stations and drive-thru restaurants are required to conform with the Village Core Design Requirements for automobile service stations and drive-thru restaurant design.
- Places of worship and public buildings that include, but are not limited to, hospitals, art galleries, libraries.

and government offices, which do not meet the form-based code requirements but will contribute to the vitality and goal of VC Zone.

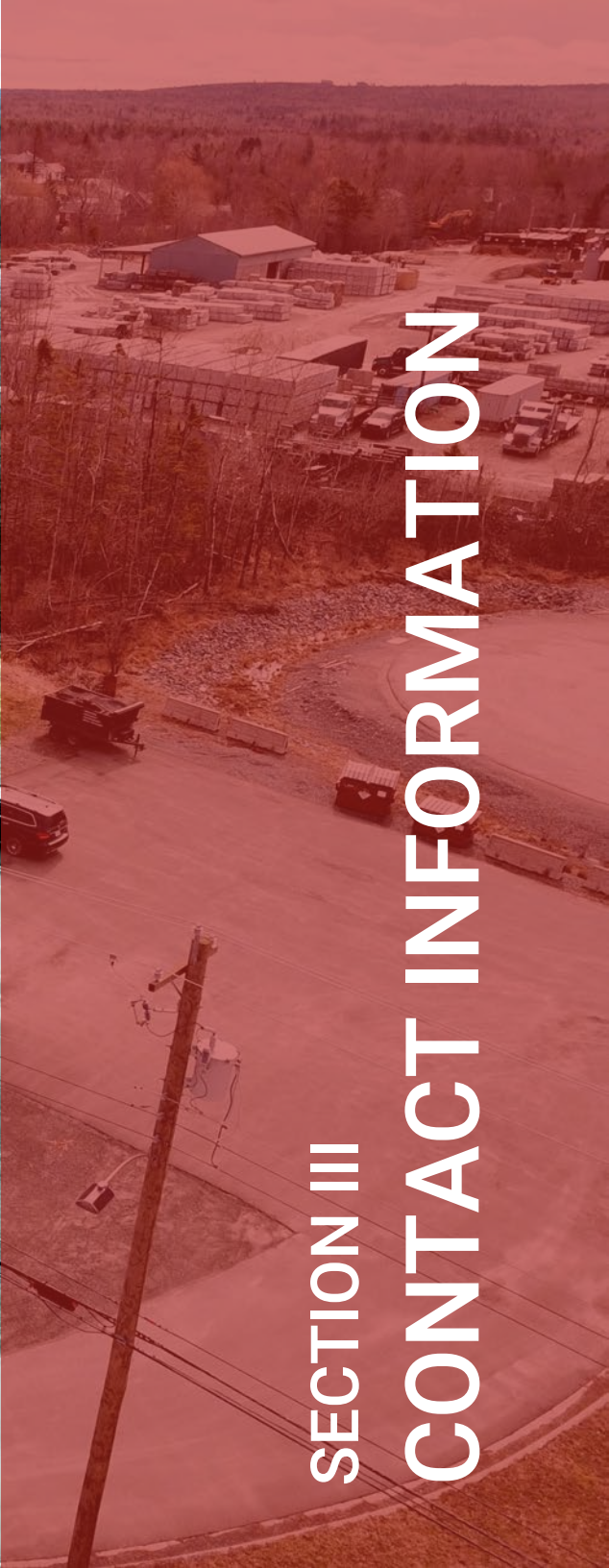
- Drinking Establishment open after 1 am.

7.6.5. Form-based Zone Requirements for the Village Core (VC) Zone

No development permit shall be issued unless all applicable requirements under Form-based Zone Requirements for the Village Core (VC) Zone of this Bylaw are met, or unless otherwise stated in the Requirements.

7.6.6. Site Plans and Site Plan Approval

- Site plans shall be required for all development in a VC Zone pursuant to site plan provisions under the *Municipal Government Act*, with the exception of single or two unit dwellings.
- No development permit shall be issued in a VC Zone unless a site plan has been approved, pursuant to the Form-based Code Requirements for the Village Core (VC) Zone of this Bylaw, and provided the applicant agrees in writing to carry out the terms of the site plan.



SECTION III
CONTACT INFORMATION

CONTACT INFORMATION

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